

WESTWOOD-HIGHLAND PARK BUILT ENVIRONMENT

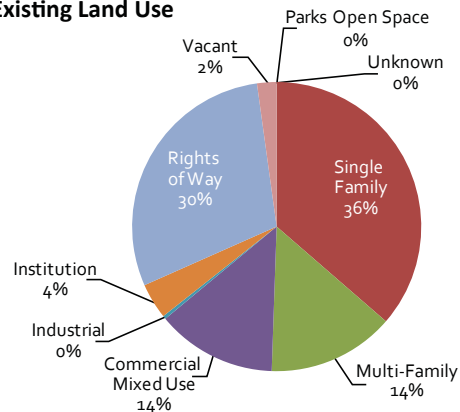
Westwood - Highland Park	2000 Census
Housing Units	2,507
Owner Occupied	1,122
Renter Occupied	1,266
Vacant Housing Units	119
Average HH Size	2.44
Owner Occupied	2.44
Renter Occupied	2.44
Median Contract Rent	\$611
Median House Value	\$153,488

*SF-3 block group estimates

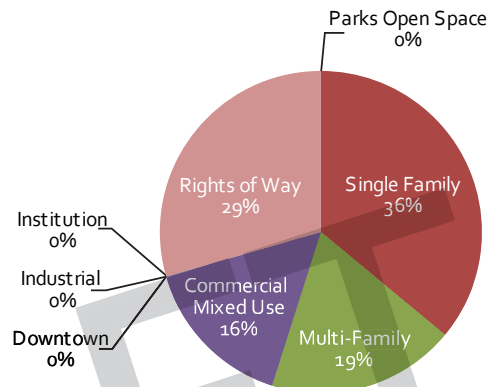
Current Densities	as of 2007
Gross Acres	275
Housing Units/Acre	9.50
Population/Acre	21.90
Jobs/Acre	4.40

Source for land use and density information: DPD
(Comprehensive Planning section)

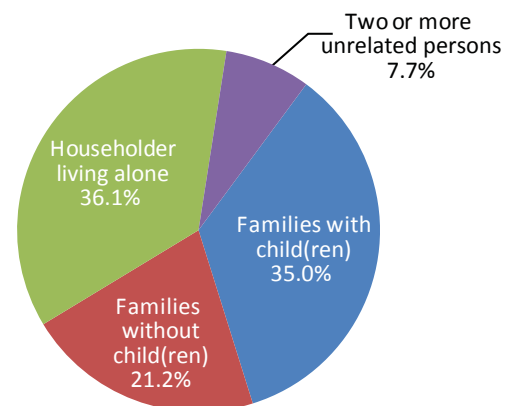
Existing Land Use



Zoned Land Use



Household Types
for all households

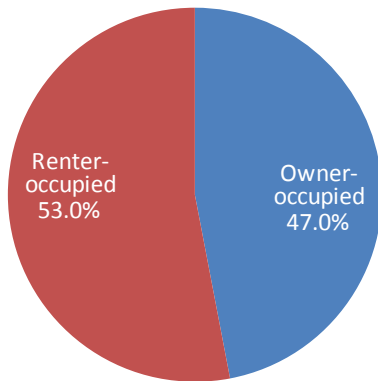


Note: "Children" refers to related children under 18 years of age

Source: 2000 Census (SF-3 block group estimates)

Renter/Owner Occupied

for all occupied housing units



Source: 2000 Census, Summary File 3

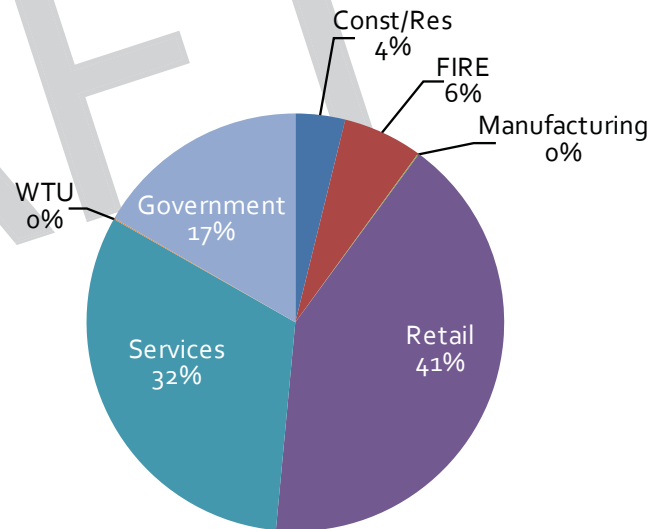
Related Plans

- Seattle Comprehensive Plan: http://www.seattle.gov/dpd/Planning/Seattle's_Comprehensive_Plan/ComprehensivePlan/default.asp
- Westwood & Highland Park Neighborhood Plan, April, 1999: <http://www.seattle.gov/neighborhoods/np/matrices.htm>

Web Links

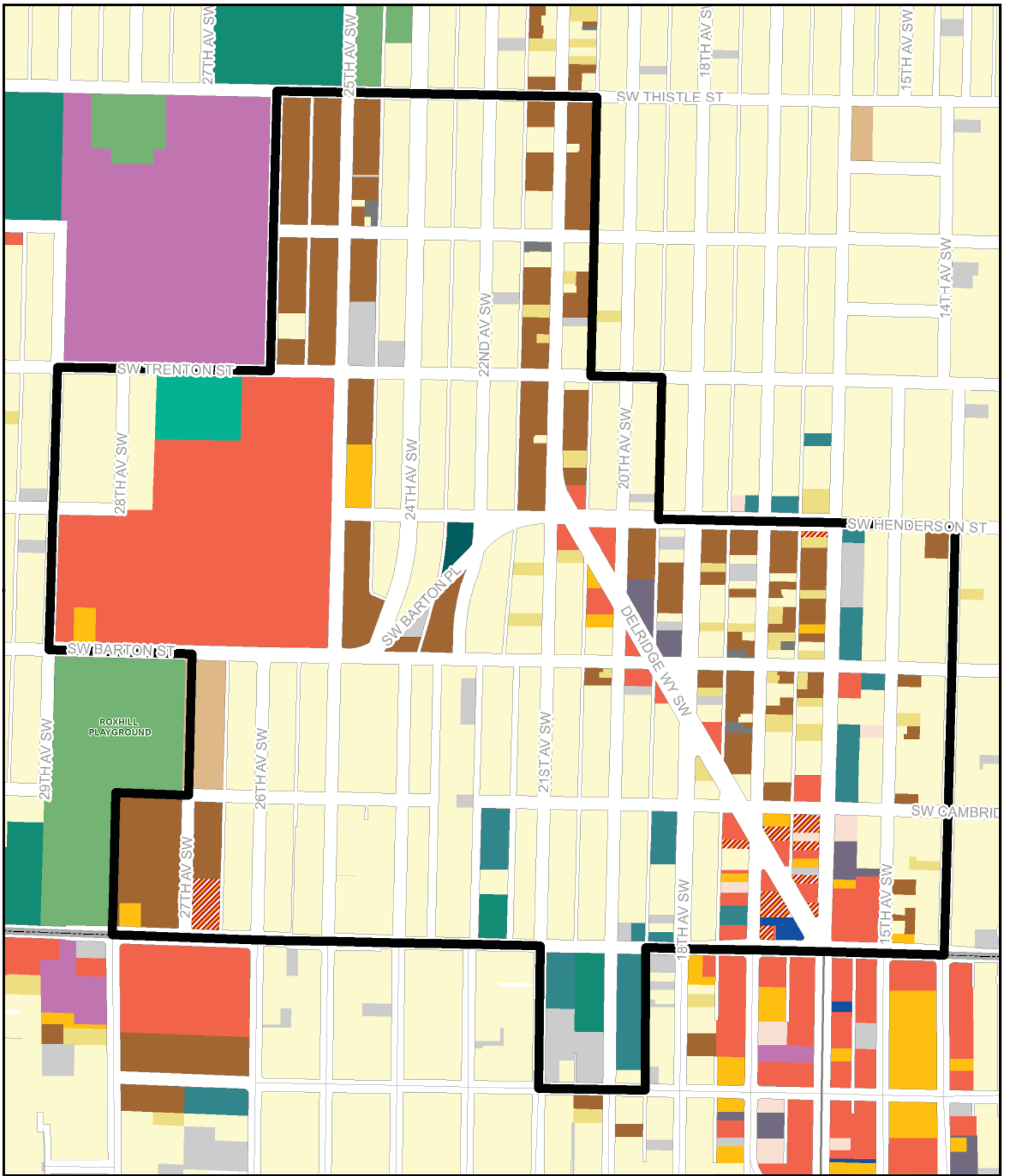
- Department of Planning and Development: <http://www.seattle.gov/dpd/>
- Department of Planning and Development Zoning: <http://www.seattle.gov/dpd/resourcecenter/>

2007 Employment by Sector



Source: PSRC Covered Employment Database (from Washington State ESD data)

Nice Image Here



Westwood-Higland Park

0 0.05 0.1 0.2
Miles

Existing Land Use

- | | | |
|----------------|----------------|-------------------|
| Single Family | Retail/Service | Warehouse |
| Duplex/Triplex | Hotel/Motel | Transp/Util/Comm |
| Other Housing | Entertainment | Institutions |
| Multi-Family | Mixed Use | Public Facilities |
| Office | Parking | Schools |
| | Industrial | Open Space |

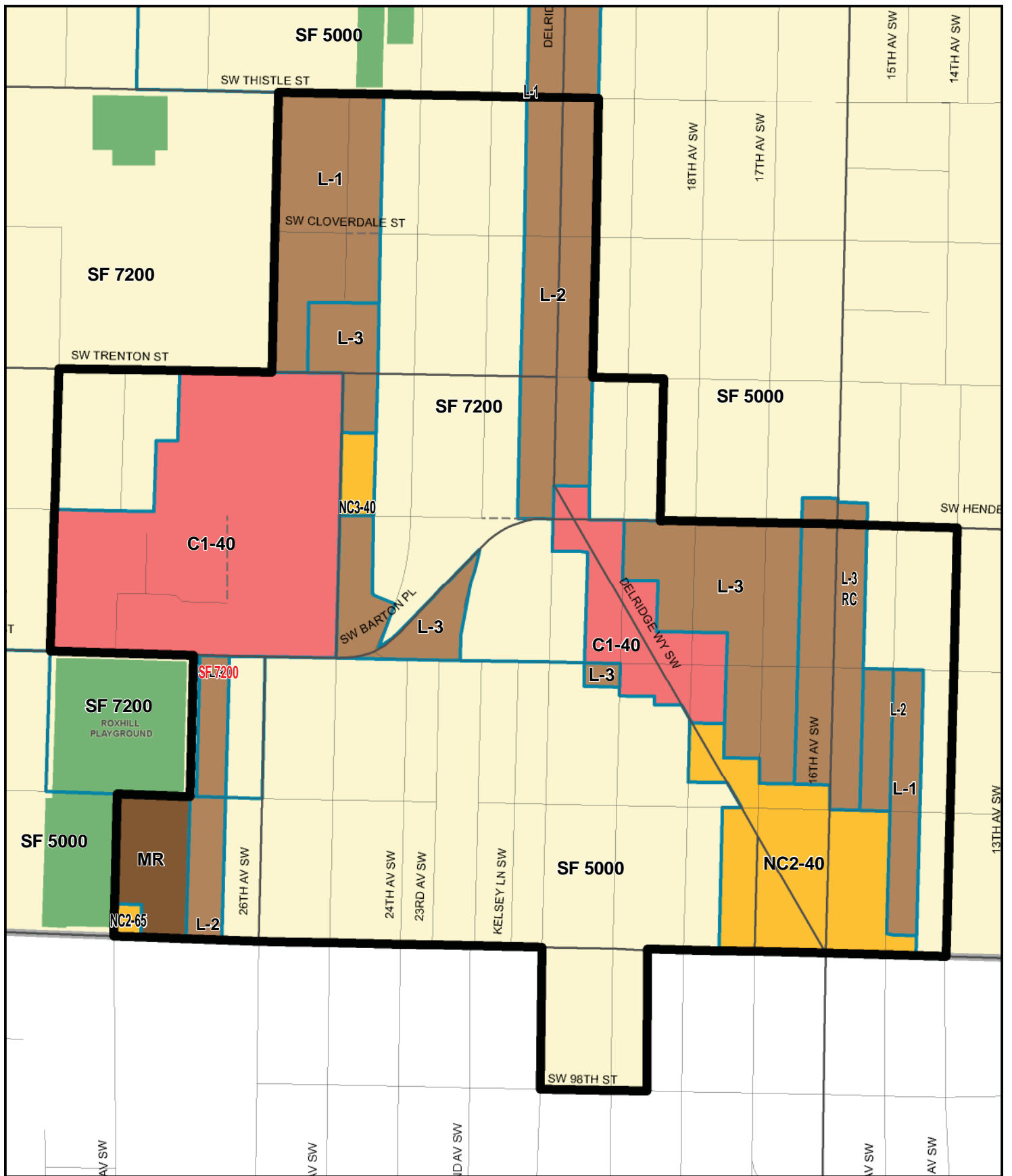
- Water Body
Easement
Vacant
Unknown
Urban Village

LINK Light Rail

- Stations
At-Grade / Aerial
Tunnel



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Westwood-Higland Park

Zoning Class

- Commercial
- Seattle Mixed
- Neighborhood Commercial
- High-Density Multi-Family
- Low-Rise Multi-Family
- Single Family
- Downtown
- ID/Pike Mrkt/Pioneer Sq
- Other Industrial
- General Industrial
- MIO

Station Area Overlay

- City Open Space
- Urban Village

LINK Light Rail

- Stations
- At-Grade / Aerial
- Tunnel



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WESTWOOD-HIGHLAND PARK GROWTH & CAPACITY

Comprehensive Plan 2024 Growth Targets

Source: comprehensive Plan	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing (2004)	Existing Density (HH/Ac)	Growth Target	2024 Density (Est. HH/ Ac.)	Existing (2002)	Existing Density (Jobs/Ac.)	Growth Target	2024 Density (Est. HH/ Ac.)
Westwood- Highland Park	276	2,015	7	400	9	N/A	N/A	N/A	N/A

Image Here

Development Capacity as of 2007

Development Capacity	
Housing Units	772
Commercial S.F.	40,254
Jobs	134

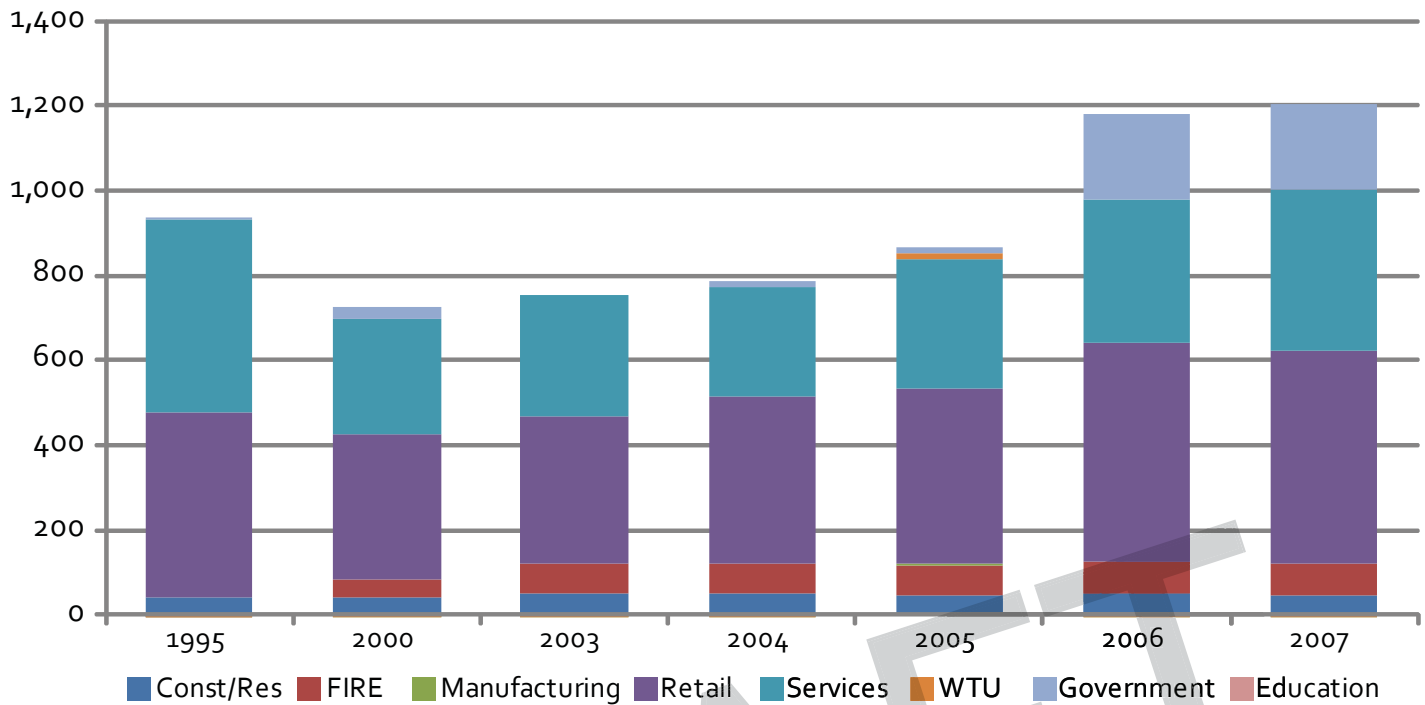
Source: DPD capacity model

Residential Construction

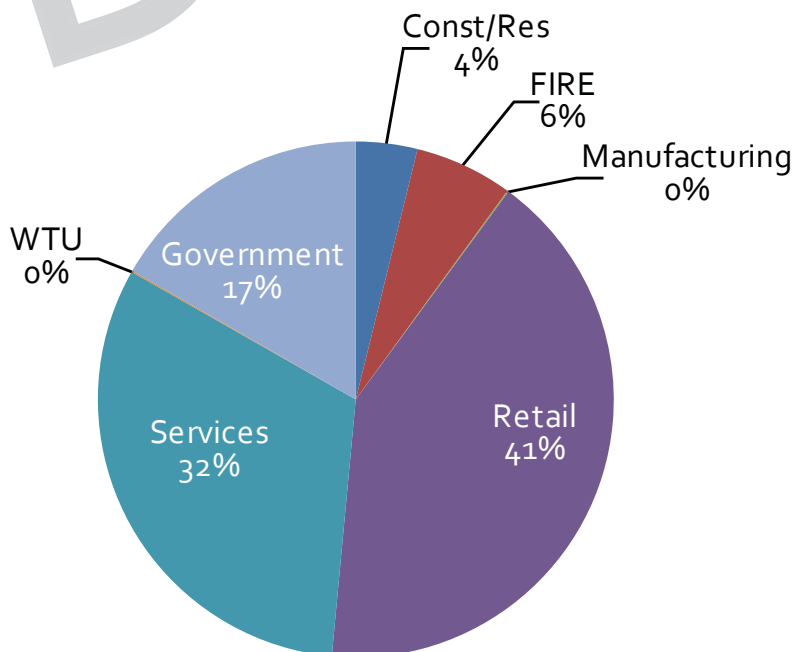
Built Units (net)			
	Total	Permitted Units	
	2000-2008	New	Demo
Single Family/Duplex	85	39	13
Accessory Dwelling Units	1	0	
Multi-Family	70	57	13
Mixed Use	-22	14	0
Institution	0	0	
Industrial	0	0	
Total New	134	110	26

Source: DPD permit tracking

Employment by Sector



2007 Employment by Sector



Web Links:

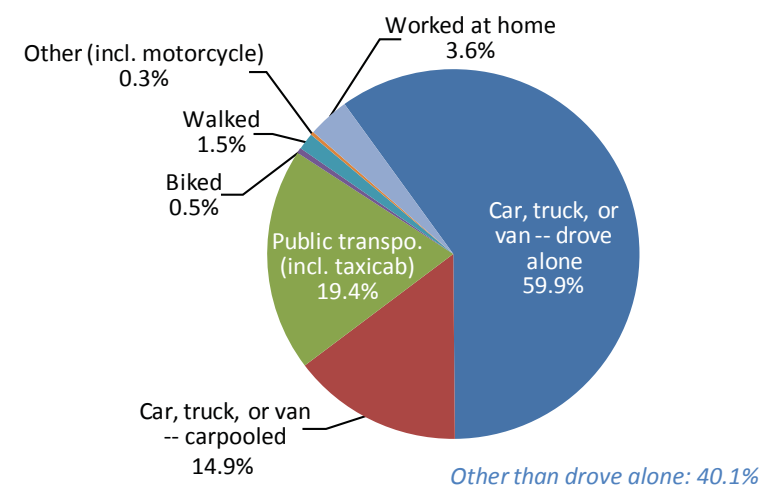
- Office of Economic Development: <http://www.seattle.gov/EconomicDevelopment>
- Puget Sound Regional Council: <http://www.psrc.org>

WESTWOOD-HIGHLAND PARK TRANSPORTATION

Nice Picture Here

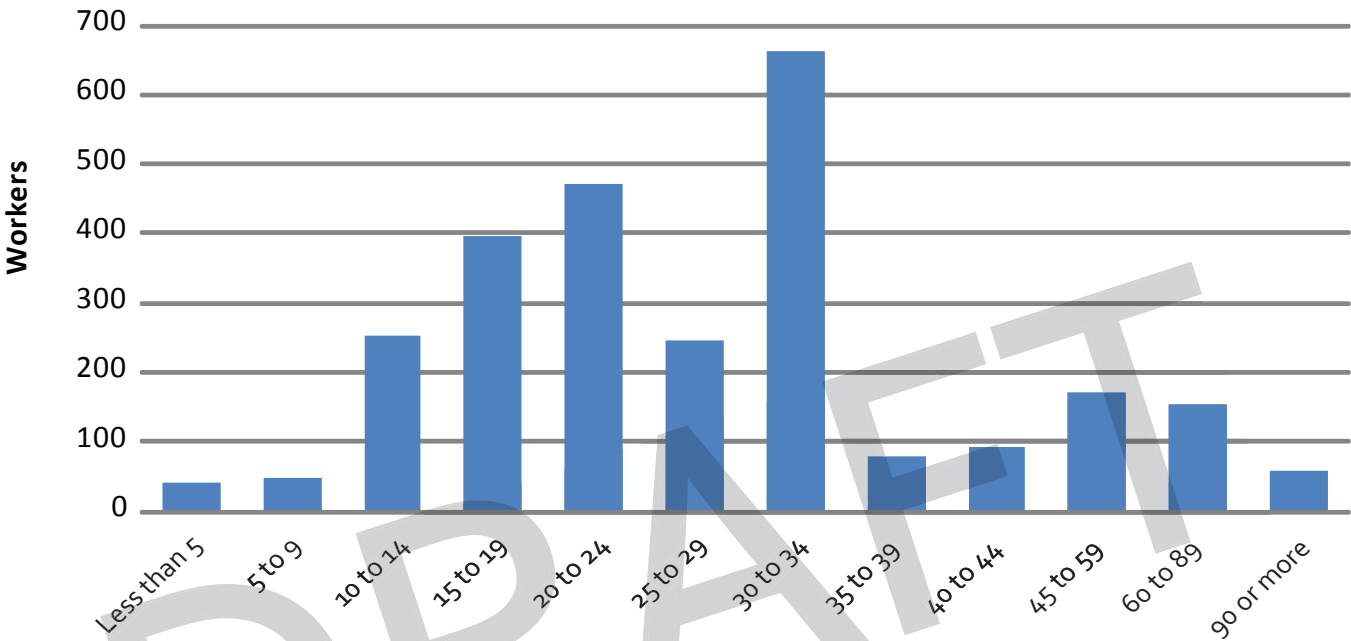
Means of Transportation to Work

for workers 16 years and older



Travel Time to Work (in minutes)

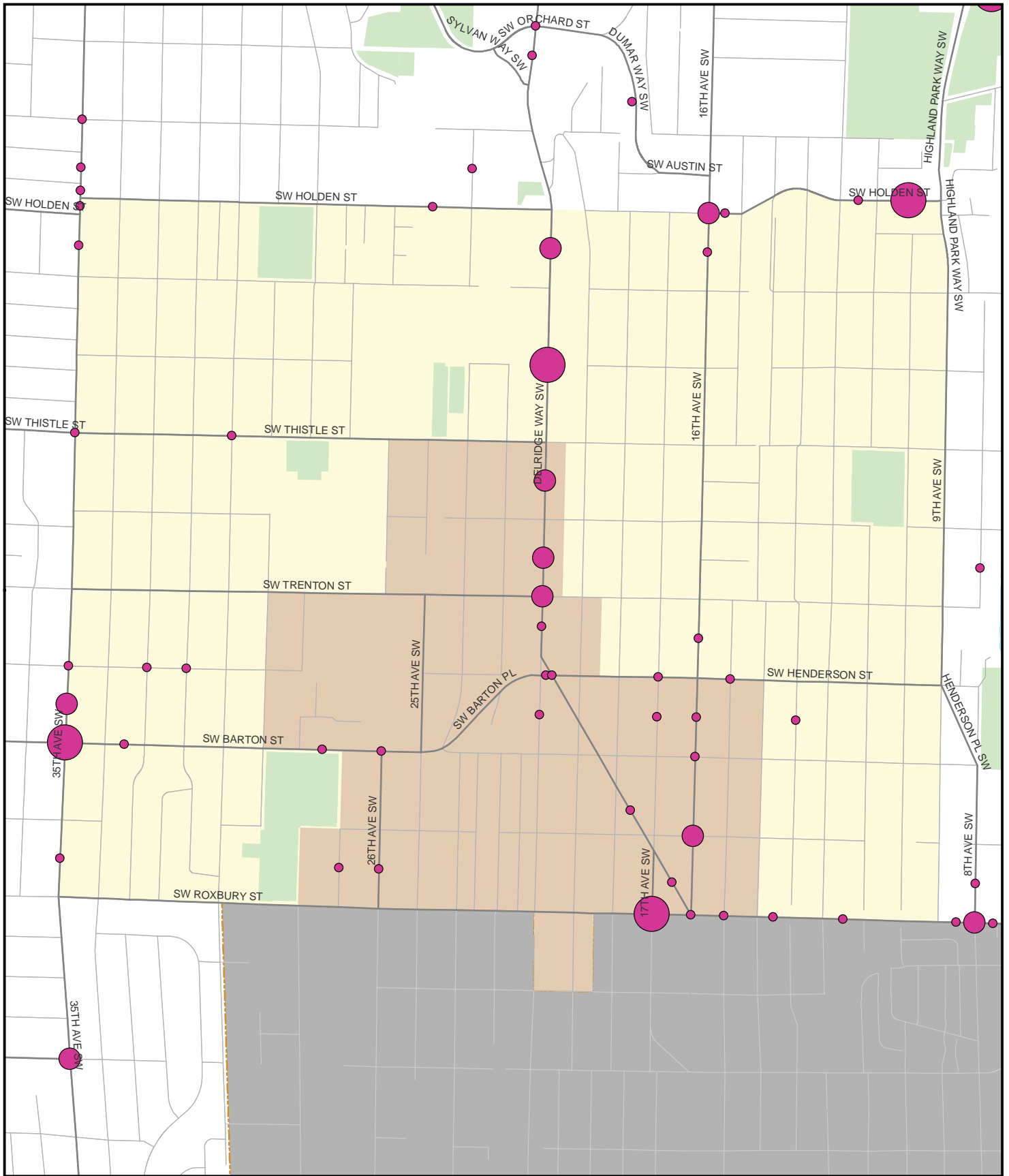
for workers 16 years and older not working at home



Related Plans

- **Seattle Transportation Strategic Plan (TSP)** October 2005
<http://www.seattle.gov/transportation/tsphome.htm>
The Transportation Strategic Plan outlines specific strategies, projects and programs that implement the broader city-wide goals and policies for transportation in Seattle.
- **Seattle Transit Plan** September 2005
<http://www.seattle.gov/transportation/transitnetwork.htm>
The Seattle Transit Plan focuses on Seattle's regional high and intermediate capacity transit corridors as well as key transit passenger facilities. The purpose of the plan is to get Seattle moving and to support and direct economic growth to the urban villages. Sufficient and reliable transit service provides people with a real mobility choice.
- **SDOT Freight Mobility Action Plan** June 2005
<http://www.seattle.gov/transportation/freight.htm#plan>
The SDOT Freight Mobility Action Plan guides efforts to improve freight mobility.
- **SDOT Art Plan** April 2005
<http://www.seattle.gov/transportation/artplan.htm>
The SDOT Art Plan is focused as a plan of action, comprehensively detailing how Seattle can become a national leader in creating a more humane, layered, beautiful and relevant transportation system. Implementation of the plan will contribute significantly to a Seattle whose streets and sidewalks celebrate life, discovery, and creativity.
- **SDOT Bicycle Master Plan** January 2007
<http://www.seattle.gov/transportation/bikemaster.htm>
The SDOT Bicycle Master Plan defines a set of actions, to be completed within 10 years, to make Seattle the best community for bicycling in the United States. By increasing support for bicycling, the city will make its transportation system more environmentally, economically, and socially sustainable.
- **SDOT Pedestrian Master Plan** June 2009 (draft)
http://www.seattle.gov/transportation/ped_masterplan.htm
The SDOT Pedestrian Master Plan strives to make Seattle the most walkable city in the nation. Walking is the oldest, and most efficient, affordable, and environmentally-friendly form of transportation – its how transit riders eventually reach their destinations, neighbors meet each other, and begin to build strong communities.
- **Urban Mobility Plan** 2009
<http://www.seattle.gov/transportation/ump.htm>
The Urban Mobility Plan is an opportunity to ensure Seattle's Center City will continue to grow in size, economic vitality and accessibility because existing infrastructure is made more efficient, inviting, and accommodating. The Plan recognizes the importance of the effective movement of goods, facilitation of Port activities, and continued attraction of large and small business.

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Westwood-Highland Park

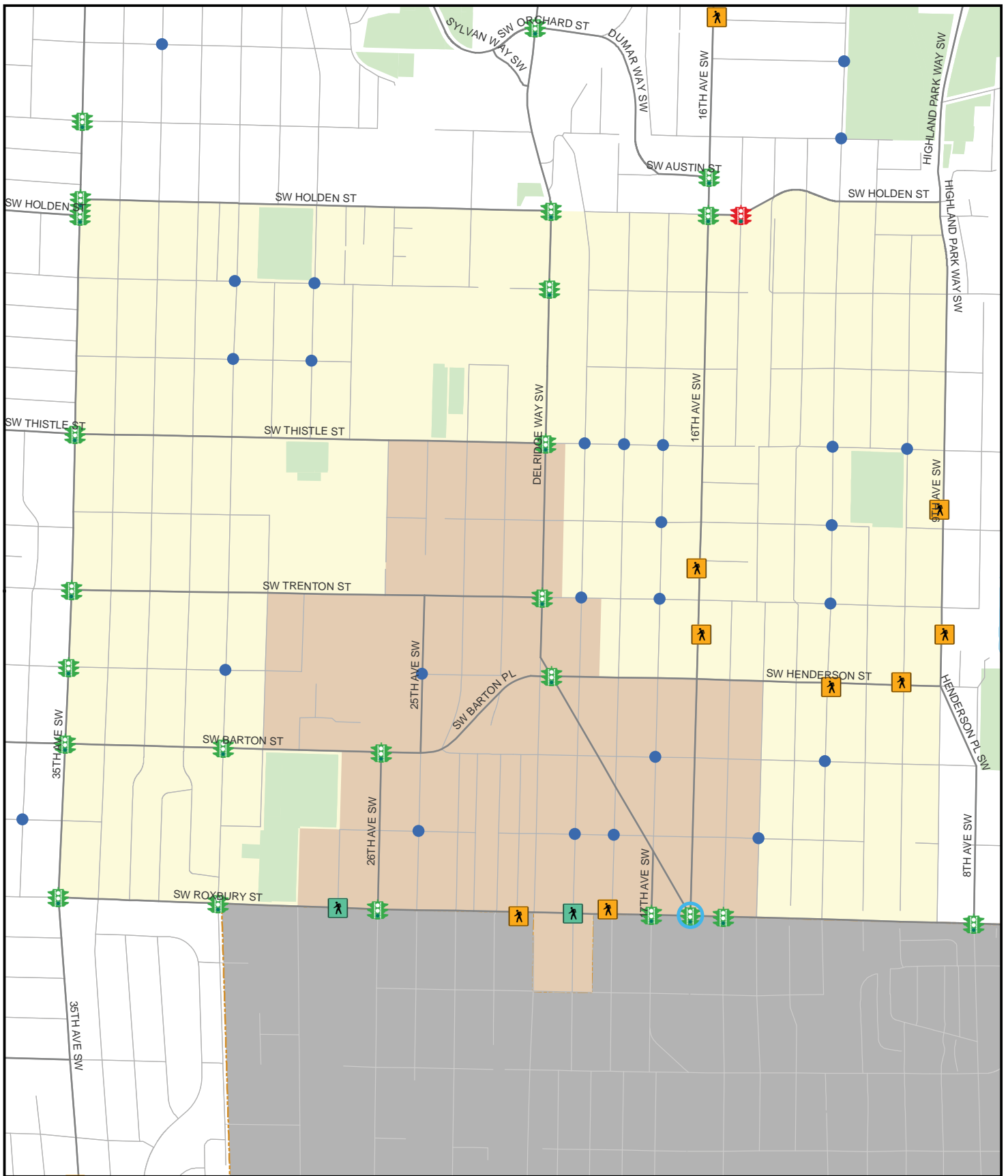
Car Collisions 2008



0 0.1 0.2 0.4 Miles



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Westwood-Highland Park

0 0.1 0.2 0.4 Miles

NSF Projects



2008



2009



Traffic Circle



SDOT Full Signal



SDOT Fire Signal



WSDOT Signal



Half Pedestrian Signal



Mid Block Crosswalk

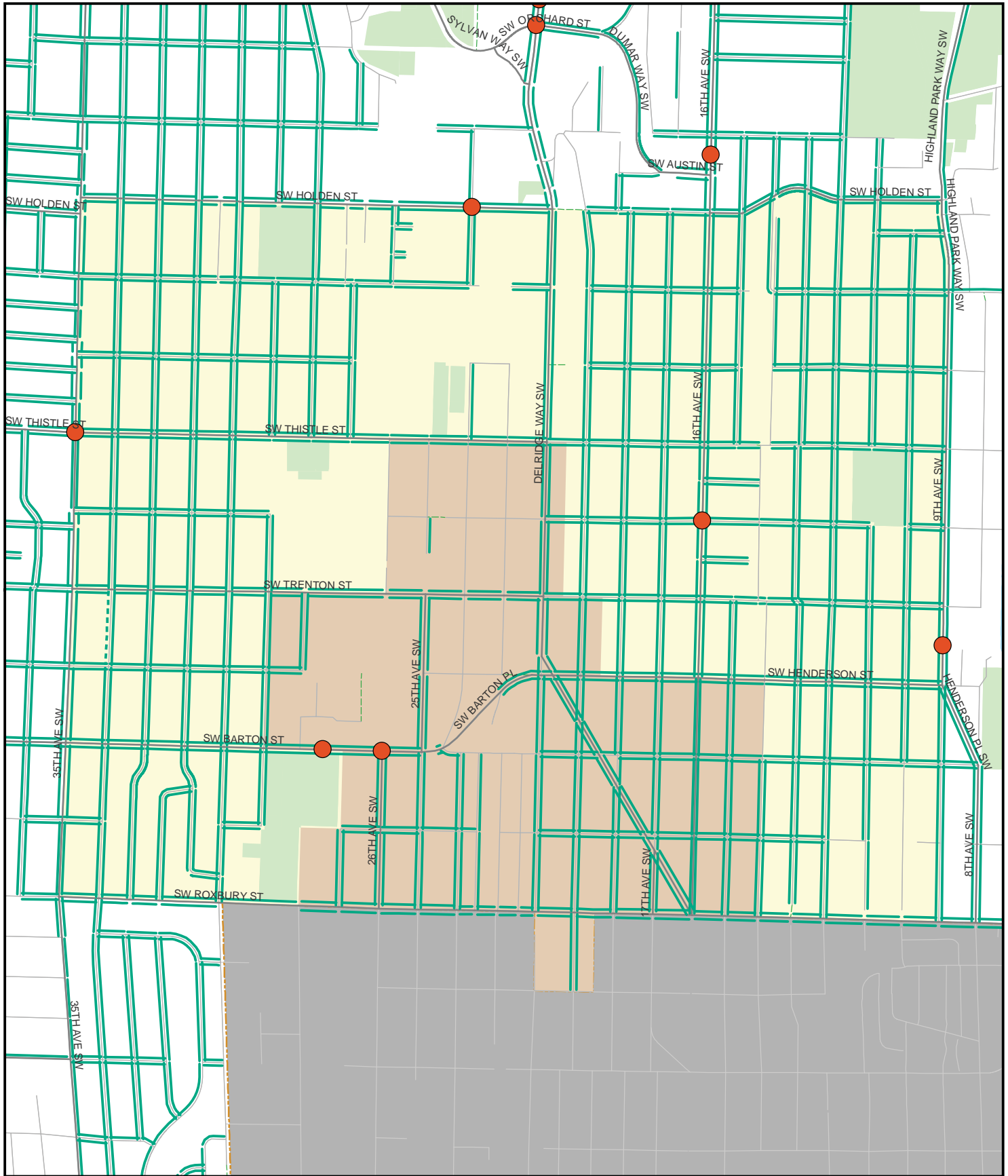


School Beacon



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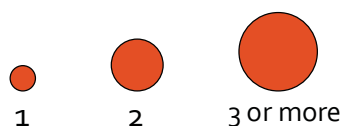


Westwood-Higland Park

Sidewalks

- Concrete, Asphalt
- - - Brick, Stone, Paver
- Other
- - - Walkway

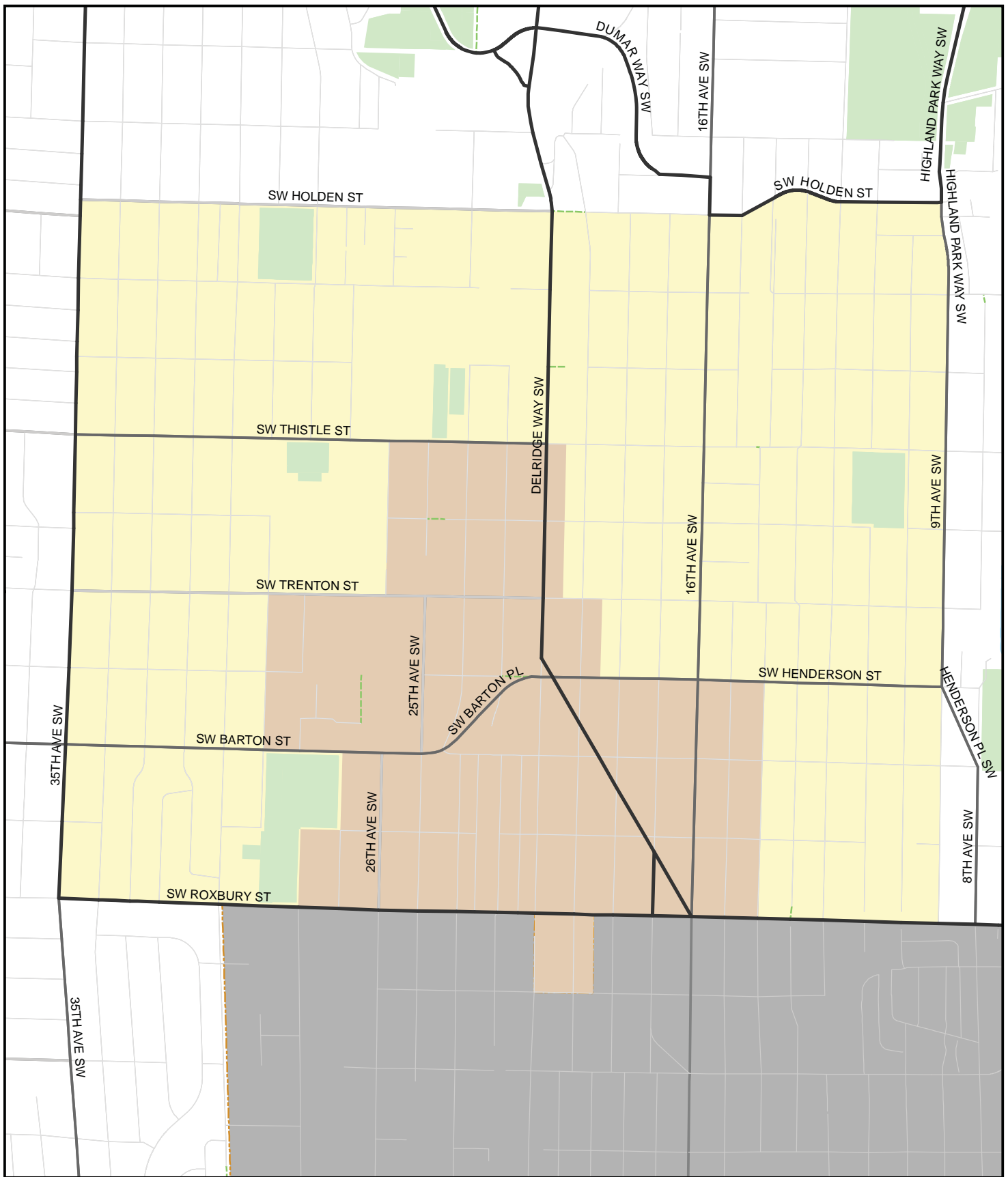
Pedestrian or Bicycle Collisions with Vehicles 2008



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Westwood-Higland Park

- Urban Village
- Neighborhood Planning Area
- LINK Stations
- LINK Light Rail

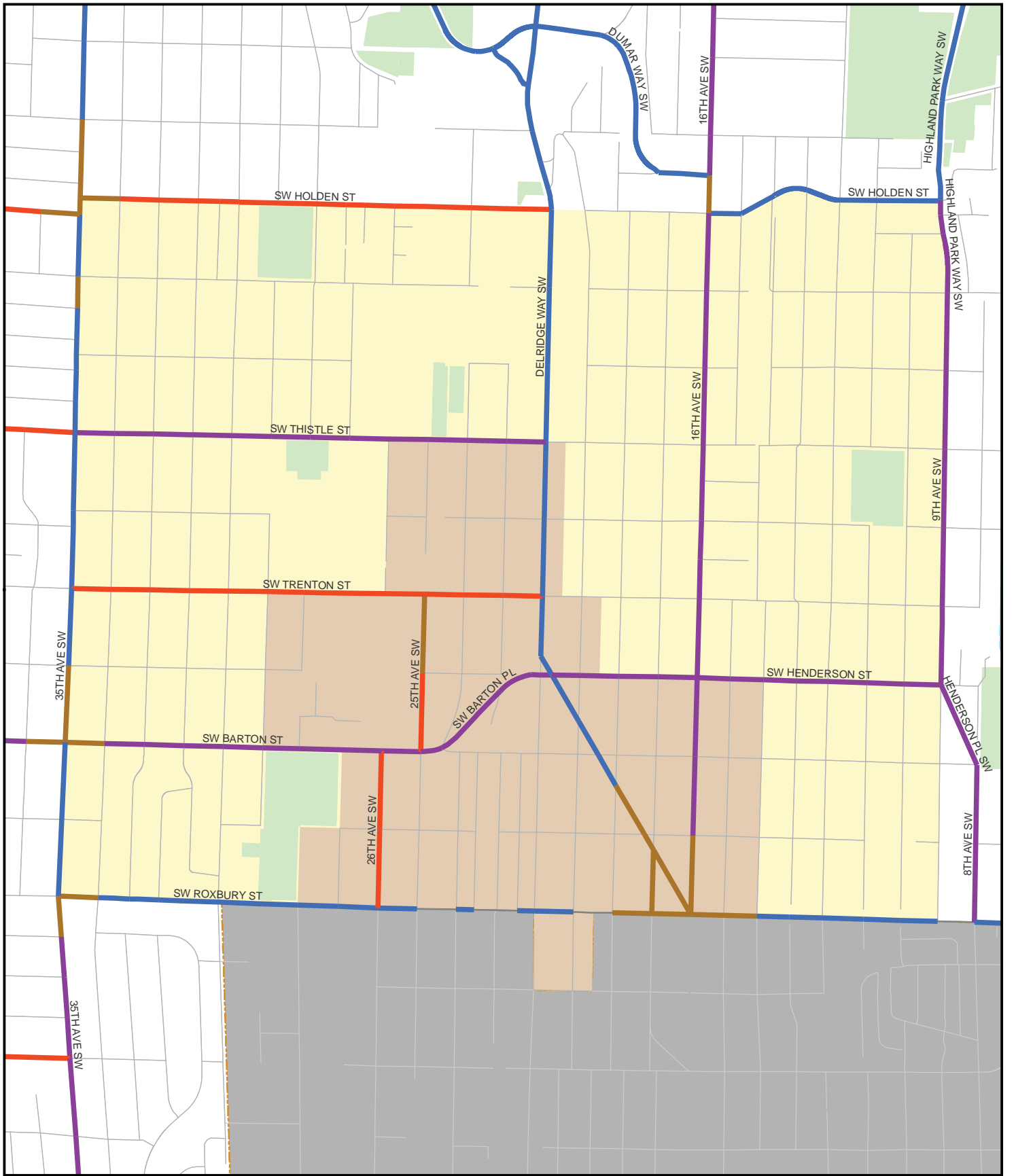
Street Class

- Interstate Freeway
- State Highway
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Non-Arterial
- Walkway
- Railroad

0 0.1 0.2 0.4 Miles



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Westwood-Highland Park

0 0.15 0.3 0.6 Miles

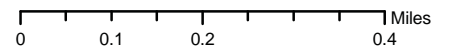
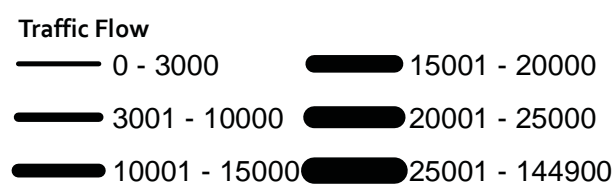
StreetType

- Main Street
- Mixed Use Street
- Commercial Connector
- Local Connector
- Regional Connector
- Industrial Access Street



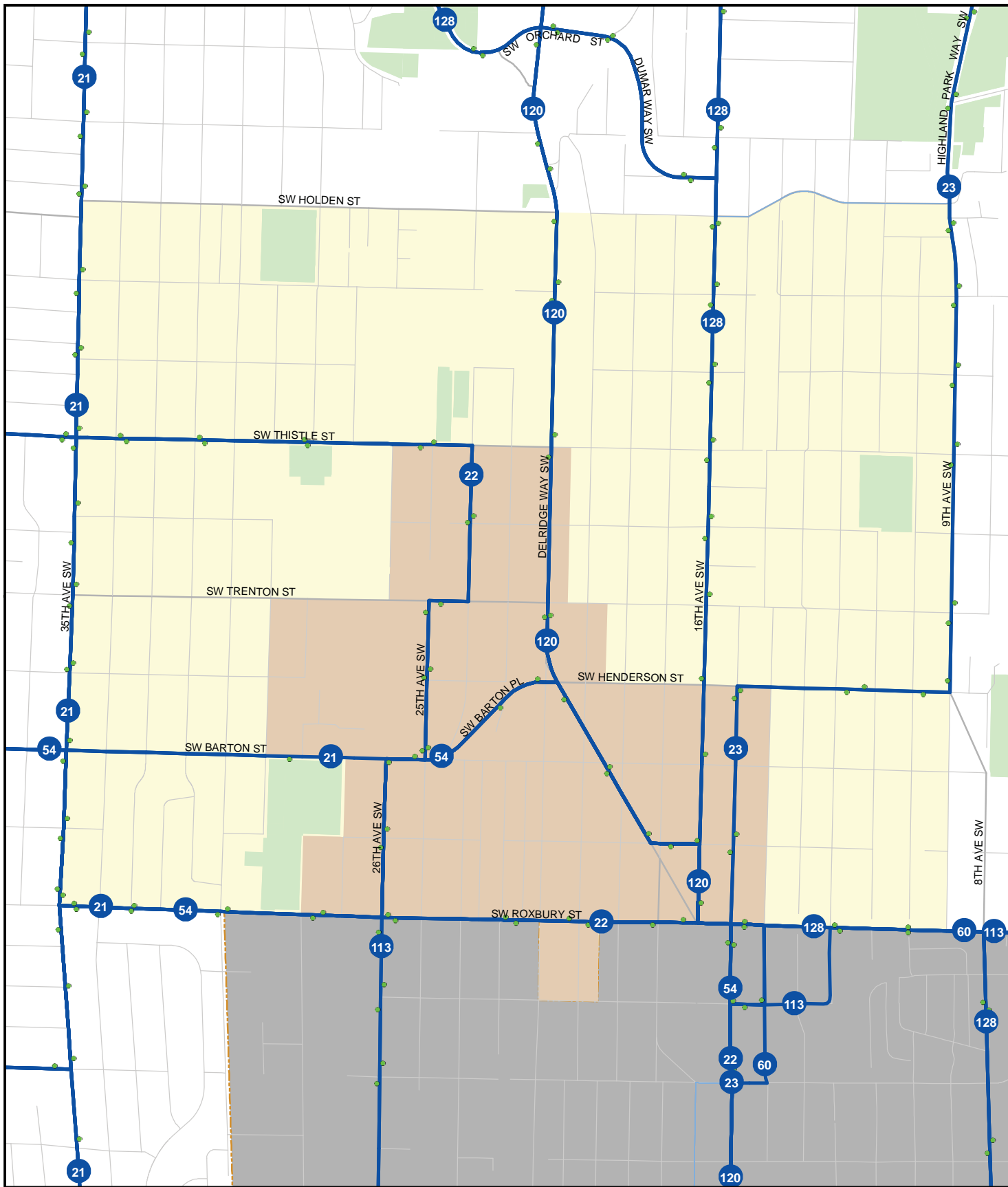
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Westwood-Higland Park



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Westwood-Higland Park

Transit Routes

- **1** Urban Village Transit Network (15 Minute Headway)
- Other Bus Routes
- Bus Stop

0 0.1 0.2 0.4 Miles



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WESTWOOD-HIGHLAND PARK PARKS & RECREATION

Parks & Recreation Inventory 2009 (within planning area)

Name	Address	Acreage	Community Center	Children's Play Area	Play Fields	Pools & Wading Pools	Tennis Courts	Trails/Paths	Other Facilities
E. C. Hughes PF	2805 SW Holden St	6.3		X	X	X			X
Highland Park PF	1100 SW Cloverdale St	6.4		X	X	X	X		X
Longfellow Creek Greenspace*	SW Graham St/Delridge Way SW	34					X		X
Roxhill Park	2850 SW Roxbury St	13.4		X	X	X			
SouthWest Community Center	2801 SW Thistle St	2.4	X	X		X			X

* Park is adjacent to Planning boundary

Related Plans & Websites

- Parks Strategic Action Plan – <http://seattle.gov/parks/Publications/ParksActionPlan.htm>
- Parks and Green Spaces Levy – <http://www.seattle.gov/parks/levy/default.htm>
- Parks Citywide Planning Documents – <http://seattle.gov/parks/projects/docs.htm>
- Parks Open Spaces GAP Report 2006 Update – <http://seattle.gov/parks/publications/GapReport.htm>
- Parks Viewpoints Vegetation Management plan – <http://www.seattle.gov/parks/Horticulture/VMP/Viewpoints.htm>

Community Investments

New Usable Open Space since 2001

Since 2001, Seattle Parks has made purchases that will add 1.5 acres of Usable Open Space to Southwest including Oxbow Park, Dakota Place Park, Nantes Park and the soon to be developed park site west of the West Seattle Junction at 48th Ave SW and SW Alaska St. Seattle Parks has also acquired twenty acres of natural area and greenspace in West Seattle and provided funding to improve the Longfellow Creek Legacy Trail.

- **Roxhill Park** - The Pro Parks Levy provides \$412,400 project costs of planning, design and construction. A King County ballfield improvement grant provides \$50,000 to the cost of planning and construction. Support for the Pro Parks Levy made improvements to Roxhill Park possible. Improvements include: a new ball field, improved irrigation system, accessible concrete picnic pads, trails and bridges, a gathering space, three additional bogs areas which add 1.5 acres of wetlands, and over 40,000 new native plants!
- **Southwest Community Center** – The 1999 Community Center Levy and the 2000 Pro Parks Levy provide a combined \$3 million to add a gym, teen center and computer room to the Southwest Community Center.

Westwood-Highland Park Neighborhood Programs

Southwest Community Center Programming - Southwest Teen Life Center (TLC) provides programs for youth ages 12-19. Those include homework help/tutoring, job search assistance, cooking classes, Youth council volunteer opportunities, service learning opportunities, cartooning classes, digital photography, field trips, decision making opportunities around the programs that take place at the TLC and overall a safe place to socialize with peers or to find a caring adult to talk to. The TLC is also the home of the Late Night Program which takes place on Friday and Saturday nights until midnight. The Late Night program targets a specific population that needs more programming into the later hours that is safe, engaging and purposeful.

The TLC also partners with agencies like the Boys n Girls Club in White Center, which is just south of us in the unincorporated portion located between Seattle and Burien. The two of us have worked on a Late Night Basketball league that hosted 12 teams. The same program was done this year with the addition of the Union Gospel Mission.

There are two meal programs at Southwest that center on Pacific Islander Populations. On Thursday there is the Samoan Seniors Lunch Program from 10 am to noon. On Friday there is the Tongan Seniors Meal Program that takes place from 11 am to 1 pm.

Westwood-Highland Residential Urban Village:

Distribution-based Goal: 10,000 square feet within 1/8 to 1/4 mile of all village locations

About a third of the Westwood-Highland Village is within 1/4 mile of the newly renovated Roxhill Park. Because this is the only park that provides Usable Open Space to the village, only around a quarter of the village is within 1/8 mile of Village Open Space.

Population-based Goals: 1 acre Village Open Space per 1,000 households (HH)

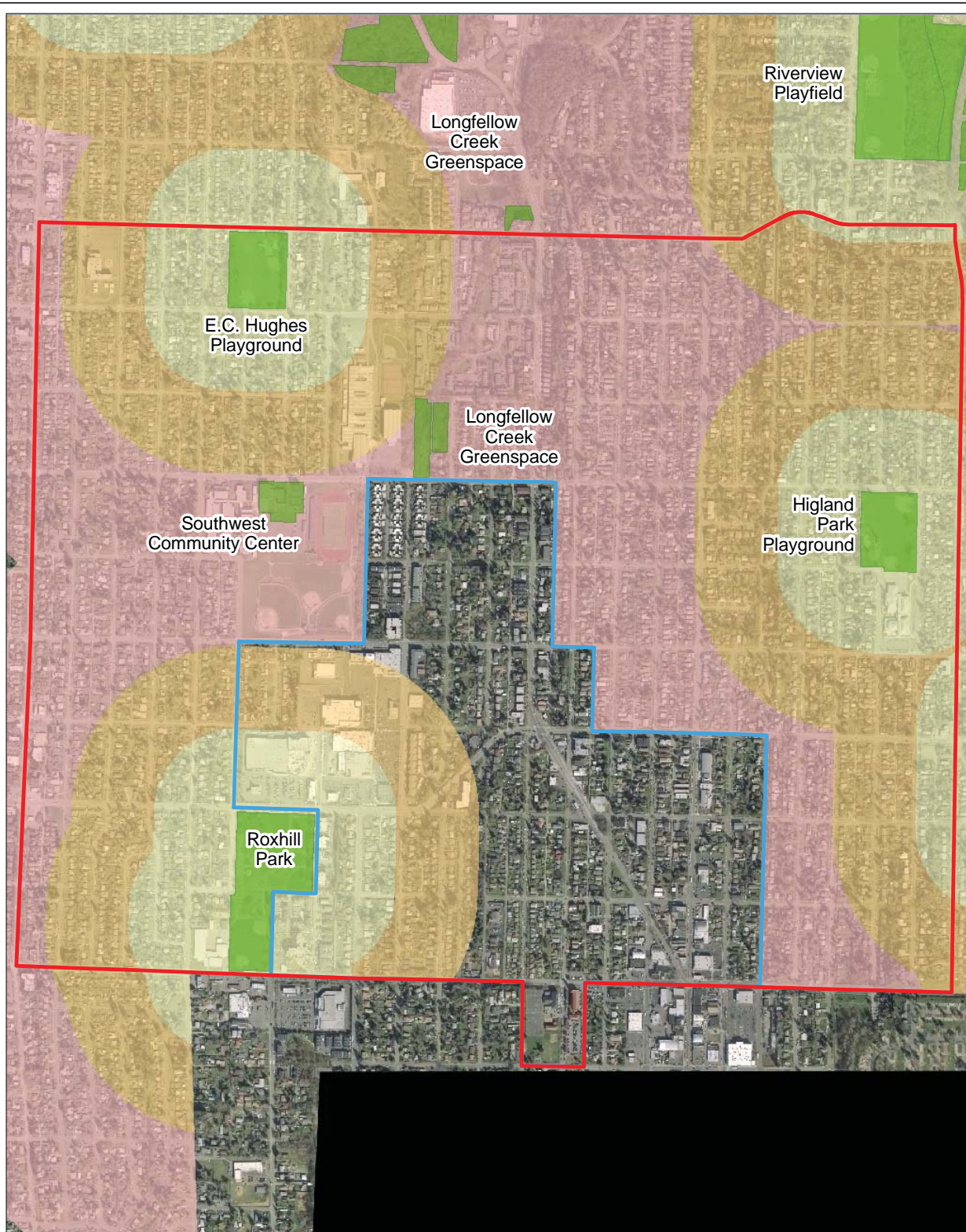
Usable Open Space needed to meet 2004 Open Space Household Goal 2.02 acres

Usable Open Space needed to meet 2024 Open Space Household Goal 2.42 acres

Existing Usable Open Space within Urban Village Boundary 0 acres

*Existing Usable Open Space within and abutting Urban Village Boundary 13.4 acres

Population-based goal result Goals Met



Gaps in Usable Open Space - Westwood- Highland Park

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Map date: May 14, 2009

Source:
Port of Seattle, Army Corps of Engineers,
and City of Seattle GIS data.



500 0 500
Feet

LEGEND

- City of Seattle Parks
- Non-City Park/Open Space
- Residential Urban Villages
- Urban Center Villages & Hub Urban Villages
- Planning Area

Service Area Criteria for Usable Open Space (UOS)

1/8 Mile Service Area of Usable Open Space over 10,000 SF
- UOS of 10,000 SF or more for Urban Centers and Hub Urban Villages accessible within 1/8 mile

1/4 Mile Service Area of Usable Open Space over 10,000 SF
- UOS of 10,000 SF or more for Residential Urban Villages, depending on population density, accessible within 1/8 to 1/4 mile

1/2 Mile Service Area of Usable Open Space over 1/2 Acre
- UOS of 1/2 Acre or more for Single Family areas accessible within 1/2 mile

WESTWOOD-HIGHLAND PARK CAPITAL FACILITIES & UTILITIES

Facility Type	Name	Location	Capacity	Comments/Planned Improvements
Fire Station	SFD 11	1514 SW Holden St	EMS: 82% in 4 mins, Fire: 81% in 4 mins, Engine Co.	
Fire Station	SFD 37	7300 35th Ave Sw	EMS: 68% in 4 mins, Fire: 53%in 4 mins, Engine Co.	
Police Station	Southwest Precinct	2300 SW Webster St	19.39 sq.mi service area, facility capacity 28,150 square feet.	
Schools	All 10 Middle Schools			
Schools	All 11 High Schools			
Library	Southwest Branch	9010 35th Ave SW	7557 sq.ft	
P-Patch	Longfellow Creek	25th Ave SW & SW Thistle	New	

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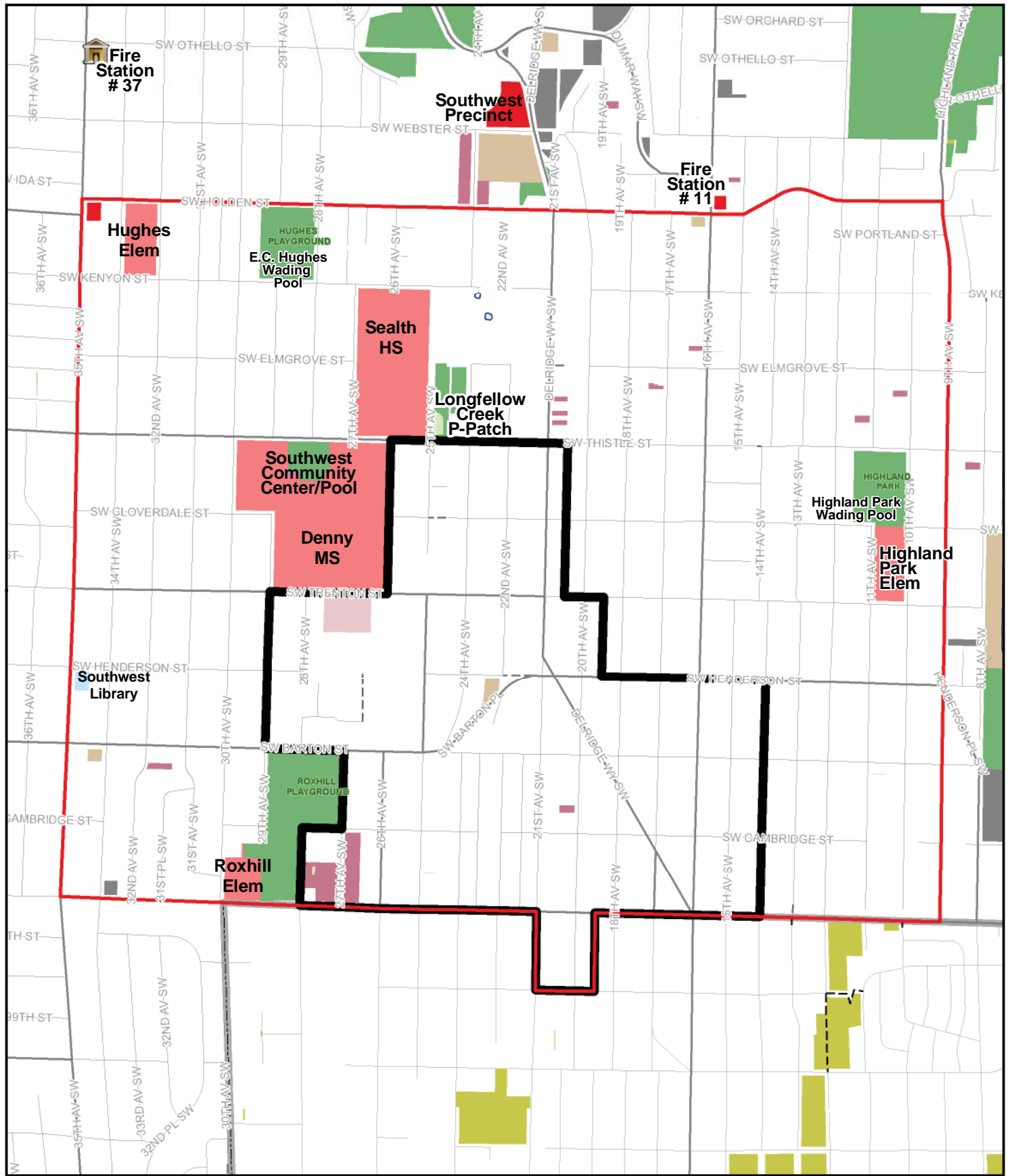
Utilities

Seattle is a highly urbanized area with a fully developed infrastructure network throughout the City. New buildings can be constructed in Seattle, and be served by the existing network of streets, water and sewer lines, drainage facilities and electrical grid. Forecasted future needs for the City owned utilities: water, drainage and wastewater, City Light and solid waste are discussed in Appendix A to the Seattle Comprehensive Plan. The capital programs to meet these forecasted six-year needs are included in the City's most recently adopted Capital Improvement Program (CIP).

Web Links

- 2009-2014 Adopted Capital Improvement Program:
<http://www.seattle.gov/financedepartment/0914adoptedcip/default.htm>

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Westwood-Higland Park

City Property/Facilities

- Library
- Neighborhood Service Center
- Community Center/Recreational Facility
- Cultural/Entertainment Facility
- Human Services Facility

- Public Safety
- Utility Facilities/Property
- P-Patch
- Open Space/Parks
- City Office Space
- Other City-Owned Facilities
- Urban Village

Public Property

- Housing Authority
- Port of Seattle
- Public Facilities District
- Sound Transit
- Seattle School District

Link Stations At-Grade / Aerial Tunnel



At-Grade / Aerial Tunnel

- Community College
- University of Washington
- King County
- WA State
- Federal
- Neighborhood Plan Area
- Landmark



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WESTWOOD-HIGHLAND PARK HOUSING

Market Rents

The Dupre and Scott data shown below is from the Spring 2009 survey. This data is collected for 14 geographic areas in Seattle. In some cases these areas are very similar to the urban village/center areas but not in others. The Spring data is shown along with 5 year history.

Westwood-(West Seattle D&S area)

	All Unit Types	Studio	One Bedroom	Two Br / 1 Bath
All unit age	\$975	\$790	\$913	\$1,041
2000 and newer	na	na	na	na
City-wide	\$1,115	\$876	\$1,057	\$1,171

5 year history of average rents, all types

2005	2006	2007	2008	2009
\$790	\$808	\$830	\$919	\$975

Home Sales

The MLS data presented below represents data from sales that occurred between January 1 and March 30, 2009. The MLS data is provided split into eight geographic areas throughout Seattle. In all cases multiple urban villages/center areas lie within a MLS area.

2009 MLS Data-(West Seattle MLS area)

	SF Units	SF Median	Condo Units	Condo Median
Neighborhood	153	\$339,950	25	\$265,000
City-wide	765	\$402,075	332	\$305,725

Related Plans

- **City of Seattle 2002 Housing Levy Administrative & Financial Plan**, Program years 2007-2009
<http://seattle.gov/housing/development/2007-2009A&FPlan.pdf>
Covers all Levy programs every two years beginning in 2003, and includes information on Levy administration and the funding plan for the 2002 Housing Levy by program area.
- **Housing Element from Seattle's 2009-2012 Consolidated Plan for Housing & Community Development**, October 2008
<http://seattle.gov/housing/planning/HousingElement.htm>
Summarizes the three important community planning efforts that guide Seattle's work on housing issues, City of Seattle funding expected to be available in 2009 to implement key affordable housing strategies, and City program activities that address various income segments. A matrix outline of housing strategies is also included.

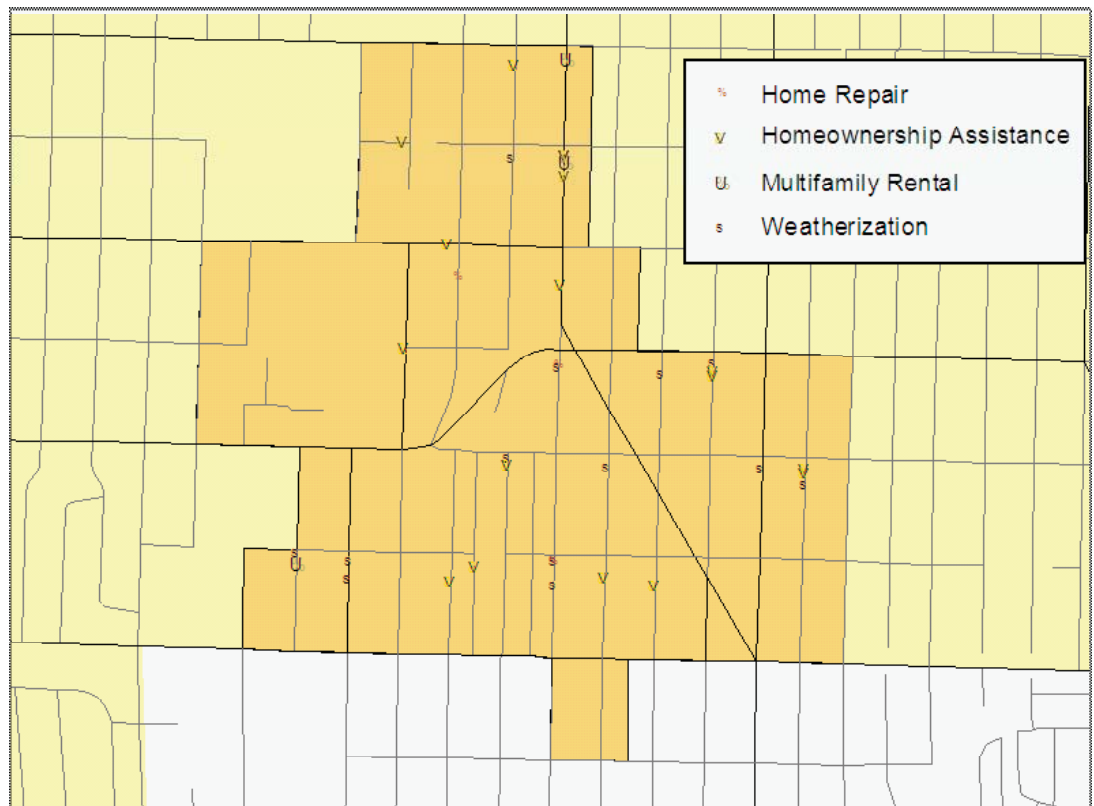
Web Resources

- Office of Housing <http://www.seattle.gov/housing>
- Seattle Housing Authority <http://www.seattle.gov/housing>

Westwood-Highland Park Subsidized Affordable Housing Units

The map below shows affordable housing assistance provided by City programs:

- Multifamily rental housing
- Homebuyer assistance (buyers assisted since 1/1/03)
- Weatherization assistance (projects assisted since 1/1/03)
- Home repair loans (projects assisted since 1/1/03)



Home Repair	Homeownership Assistance	Multifamily Rental	Weatherization
3 units	17 units	3 locations / 69 units	14 locations / 56 units